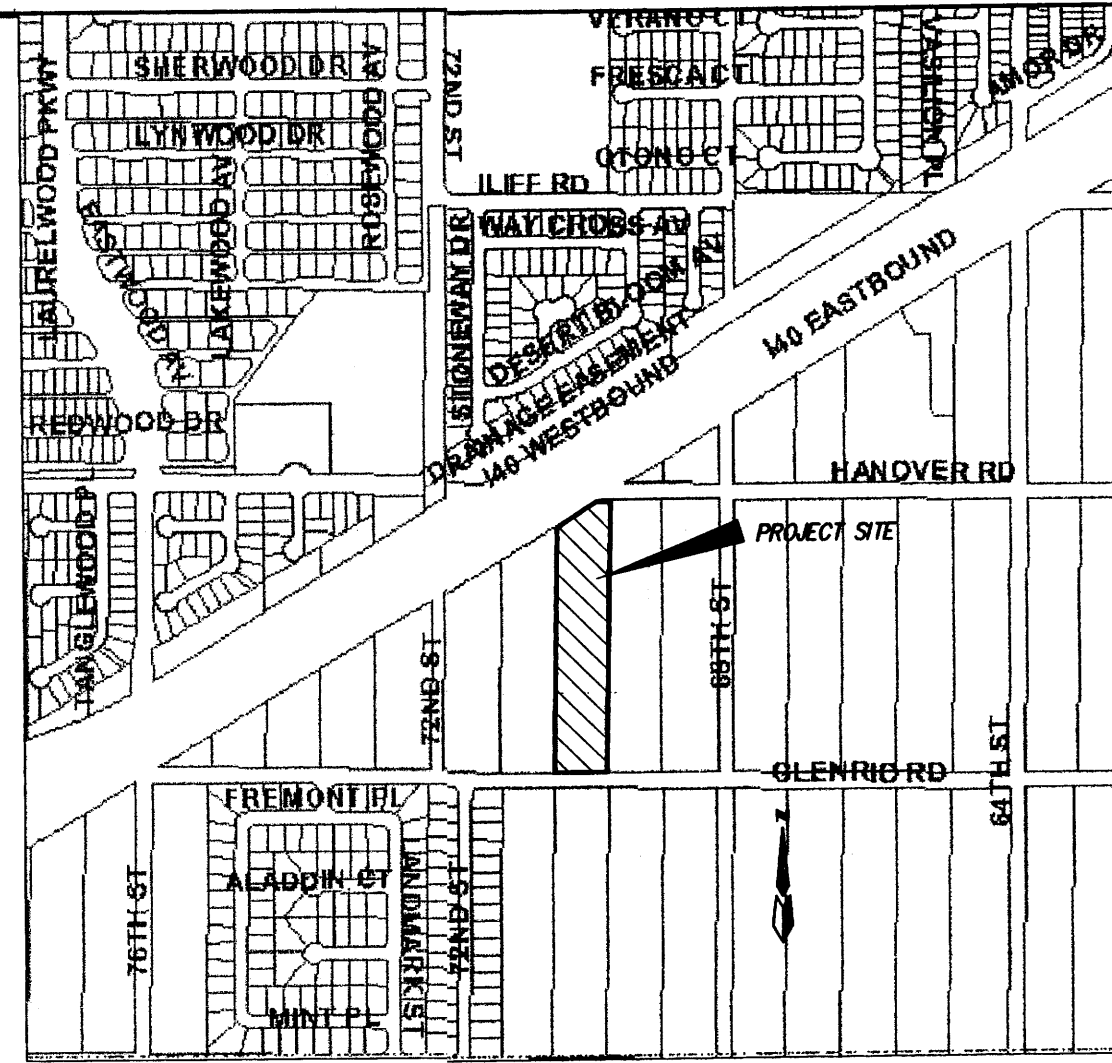


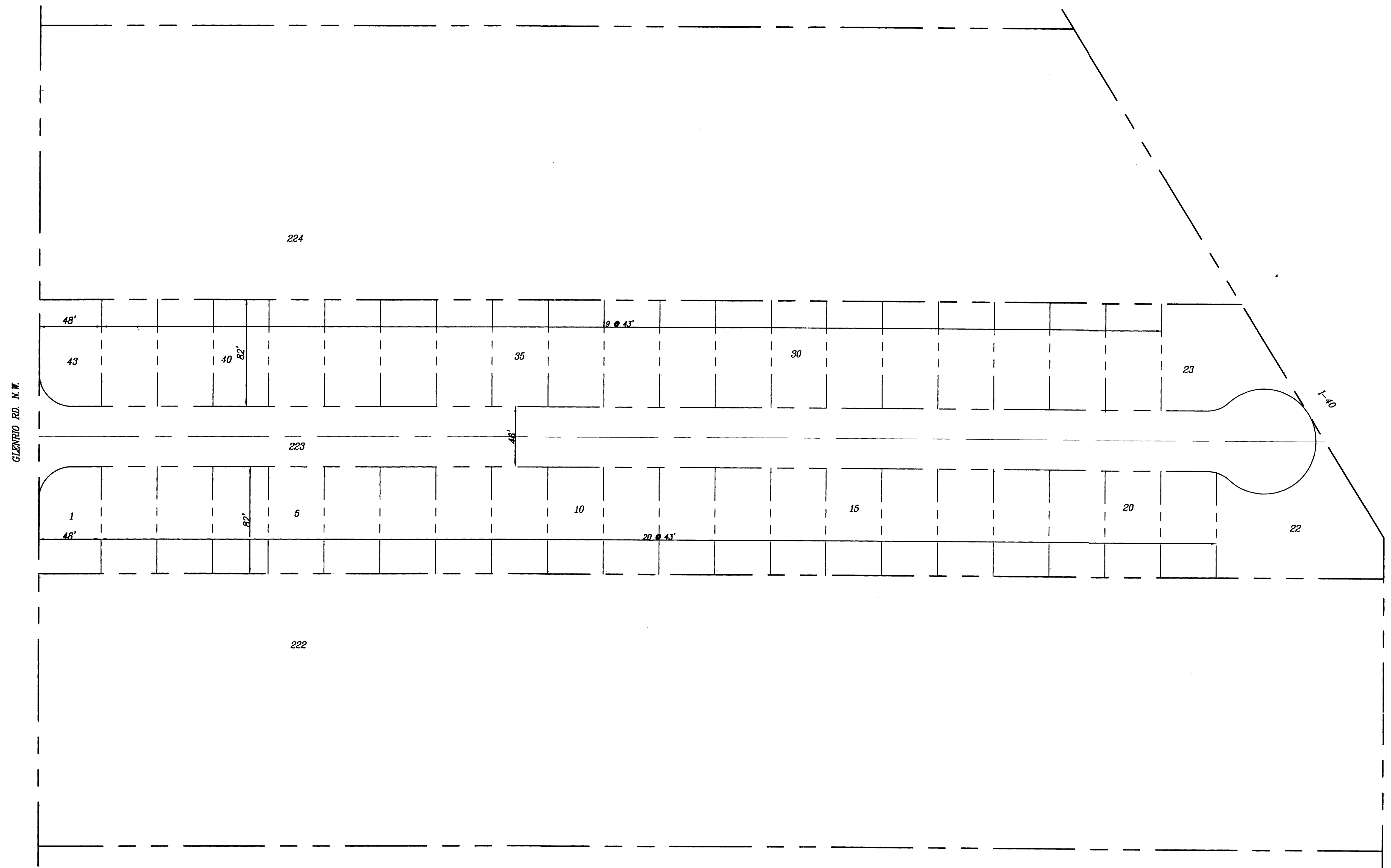
SKETCH PLAT

TRACT 223, AIRPORT UNIT TOWN OF ATRISCO GRANT

WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002



LOCATION MAP
ZONE ATLAS J-10
SCALE: NONE



LEGAL DESCRIPTION

TRACT 223, AIRPORT UNIT, TOWN OF ATRISCO GRANT

SUBDIVISION DATA

GROSS ACREAGE	4.7734 AC
ZONE ATLAS NO.	J-10-Z
NO. OF EXISTING TRACTS	1
NO. OF TRACTS/LOTS CREATED	43
NO. OF TRACTS ELIMINATED	1
ZONING	R-2
DATE OF SURVEY	

OWNERS

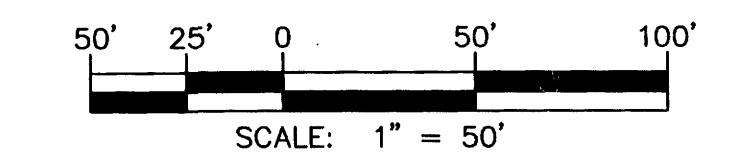
STV INVESTMENTS LLC
400 GOLD S.W., SUITE 700
ALBUQUERQUE, N.M. 87122
(505) 828-9900

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87102
(505) 975-1154

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701



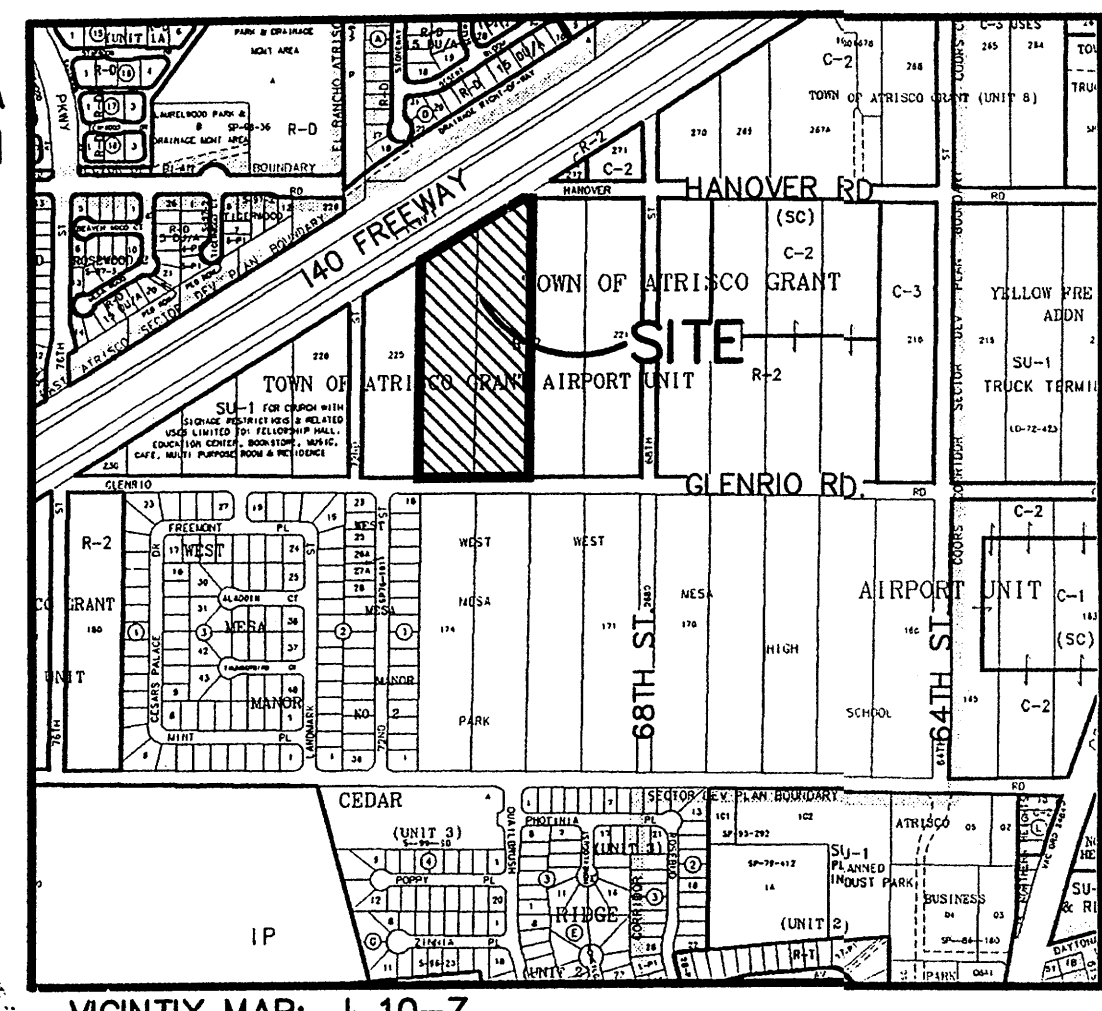
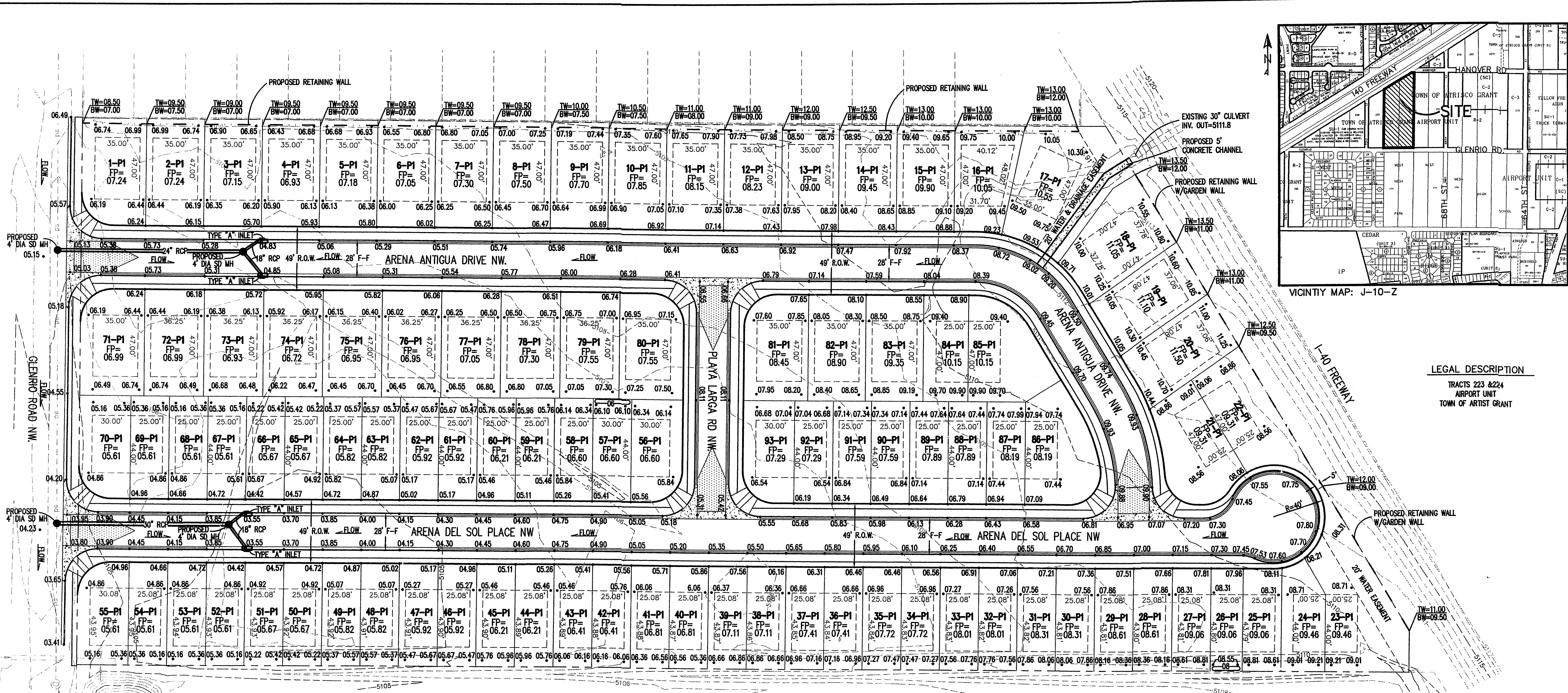
GLENRIO PROPERTIES

SKETCH PLAT

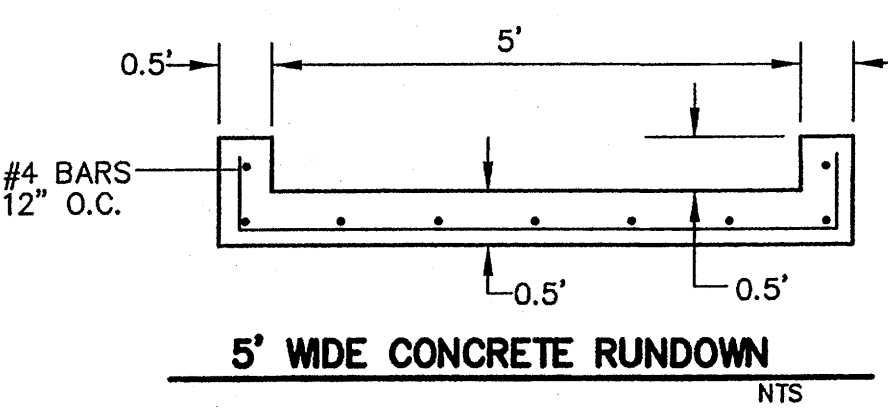
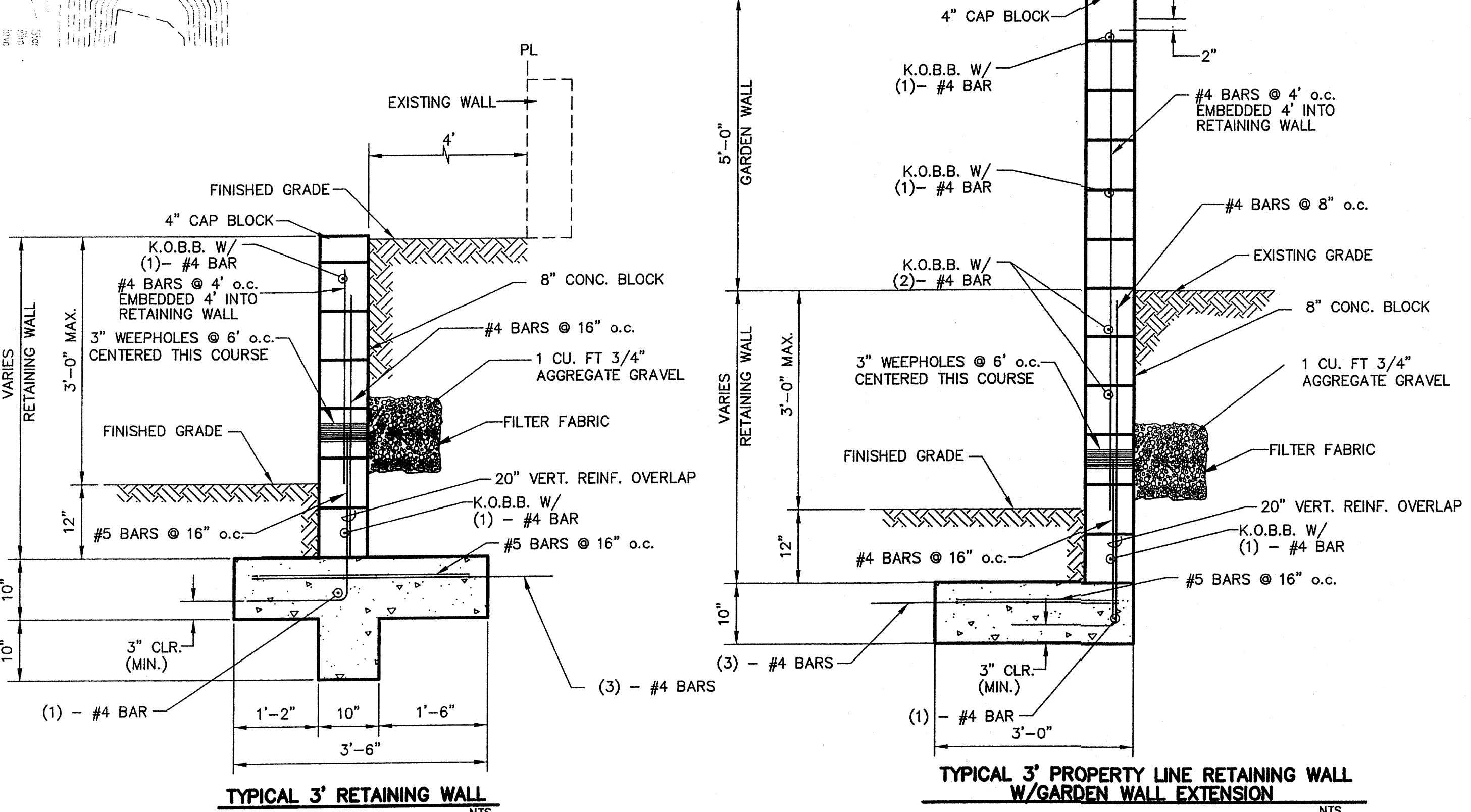
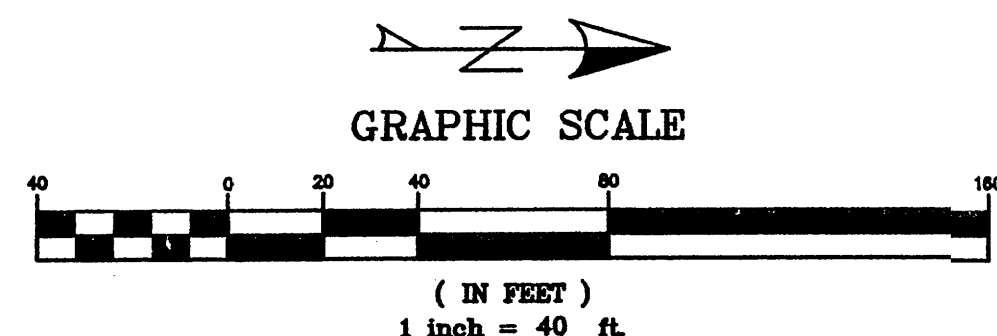
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 11/02	Job: A02110	

A2110GRP/SKETCH233A/13-11-02 KJS



LEGAL DESCRIPTION
TRACTS 223 & 224
AIRPORT UNIT
TOWN OF ARTIST GRANT



APPROVED FOR ROUGH GRADING
SIGNATURE _____ DATE _____

- LEGEND**
- FP=09.07 FINISHED PAD SITE ELEVATION
 - 60.23 PROPOSED SPOT ELEVATION
 - BW=12.51 TOP OF WALL ELEVATION
 - TW=11.84 BOTTOM OF WALL ELEVATION
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED RETAINING WALL
 - PROPOSED 4" DIA STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN
 - PROPOSED STANDARD CURB AND GUTTER
 - PROPOSED MOUNTABLE CURB AND GUTTER
 - PROPOSED INLET
 - PROPOSED WHEEL CHAIR RAMPS
 - PROPOSED 1.5' DEEP POND

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAMPED BY	DATE
INSPECTOR'S NAME	DATE
FIELD VERIFICATION BY	DATE
REVISIONS BY	DATE
CHECKED BY	DATE

BENCH MARK

ACS MONUMENT "6-J10"	DATE
NAP 1927 CENTRAL ZONE	DATE
X-360,388.13	DATE
Y-1,492,117.53	DATE
Z=5117.133 (NAVD 1929)	DATE
G-C=0.9987760	DATE
DELTA ALPHA=-0016"06"	DATE

SURVEY INFORMATION

FIELD NOTES	DATE
NO.	BY



REMARKS

NO.	DATE	BY
DESIGN	DATE	DBT
DRAWN BY	DATE	DEM
CHECKED BY	DATE	DBT

Thompson Engineering Consultants, Inc.
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199 FAX: (505) 830-9428

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT

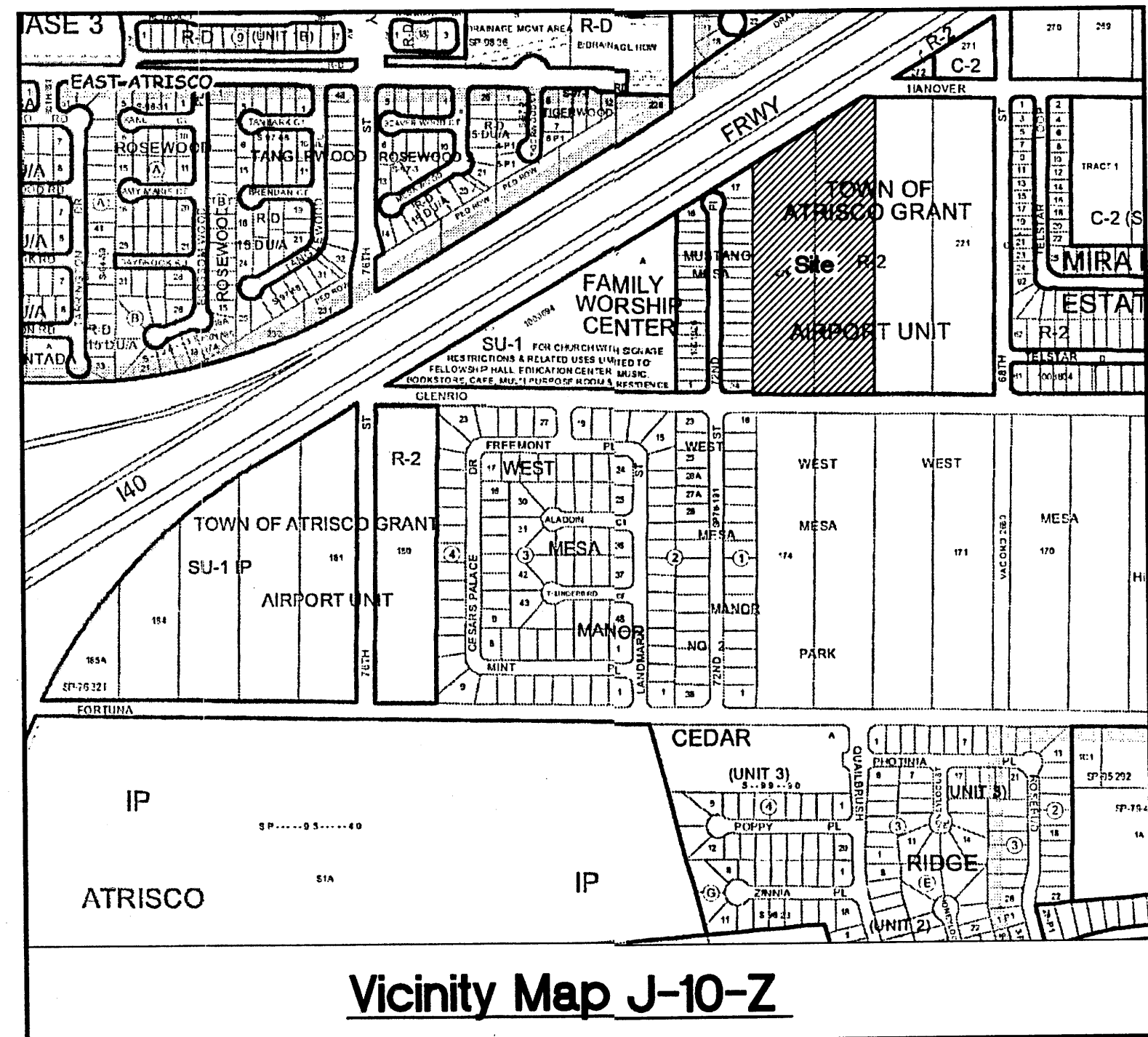
GRADING AND DRAINAGE PLAN LAS PLAYAS SUBDIVISION

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No. _____ Zone Map No. J-10-Z Sheet 2 Of 2

Preliminary Plat LAS PLAYAS

(Portions of Tracts 223 and 224, Airport Unit Town of Atrisco Grant)
within
Protracted Section 15, Township 10 North, Range 2 East, NMPM
Town of Atrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
July 2006



Vicinity Map J-10-Z

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO:

- 1.) CREATE 93 NEW LOTS.
- 2.) GRANT NEW UTILITY AND DRAINAGE EASEMENTS.
- 3.) DEDICATE RIGHT OF WAY.
- 4.) ELIMINATE LOTS LINES AS SHOWN.

Notes

1. BASIS OF BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 1927).
2. DISTANCES SHOWN HEREON ARE GROUND.
3. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THIS \blacktriangle . ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
4. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
5. TOTAL NUMBER OF EXISTING LOTS: 2
6. TOTAL NUMBER OF LOTS CREATED: 93
7. TOTAL NUMBER OF TRACTS CREATED: 0
8. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .39
9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J10
10. NO LOT LINES BEING ELIMINATED 2
11. TOTAL AREA 8.9300
12. PROPERTY CORNERS TO BE SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271" UNLESS INDICATED OTHERWISE.
13. THE ZONING FOR THE LOT IS CURRENTLY: R-2
14. ALL SET EXTERIOR PROPERTY CORNERS ARE A BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
15. LOT LINES ELIMINATED BY THIS PLAT SHOWN AS THIS -----

Handwritten notes:
 16. Minimum Lot Size: 16,000 sq. ft. width
 16. Lots are 5F. Lots - 7150 sq. ft. are townhomes
 Phil Lindborg, Dragonfly Development, Inc.

PHIL LINDBORG, DRAGONFLY DEVELOPMENT, INC. DATE
 GLEN HAIKIN P.S. DATE 7/26/06
 CITY SURVEYOR, CITY OF ALBUQUERQUE

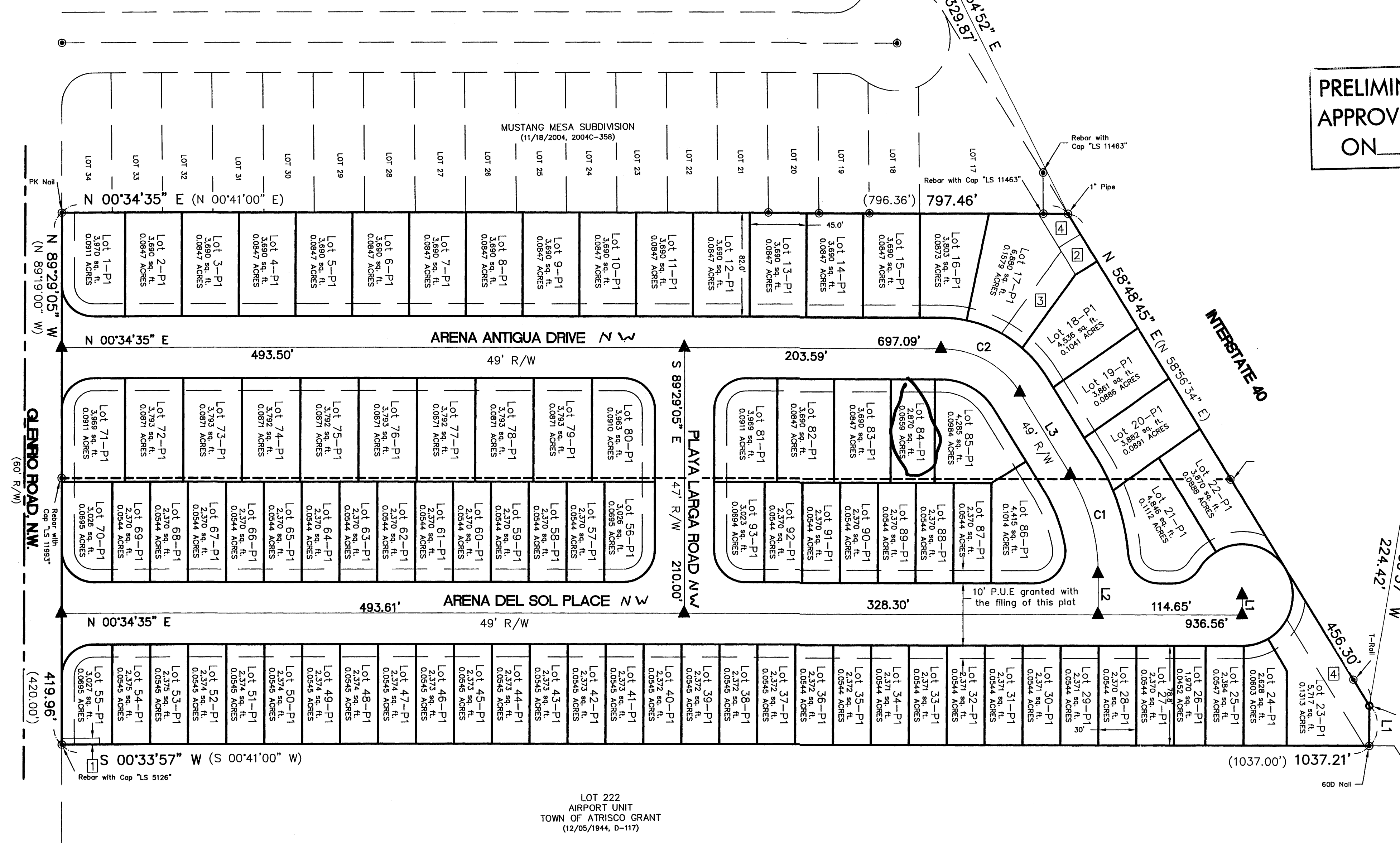
Legal

A CERTAIN TRACT OF LAND COMPRISED OF PORTIONS OF TRACTS 223 AND 224, AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN PLAT BOOK D, PAGE 117 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 40, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE, A TIE TO ACS MONUMENT "6-J10" BEARS, N 79°56'37" W, A DISTANCE OF 224.42 FEET;
 THENCE, FROM THE POINT OF BEGINNING, S 89°24'30" E, A DISTANCE OF 31.81 FEET TO A POINT MARKED BY A NAIL;
 THENCE, S 00°33'57" W, A DISTANCE OF 1037.21 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF GLENROD ROAD, N.W., MARKED BY A REBAR WITH CAP "LS 5126";
 THENCE, COINCIDING SAID NORTHERLY RIGHT OF WAY, N 89°29'05" W, A DISTANCE OF 419.96 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL;
 THENCE, LEAVING SAID RIGHT OF WAY, N 00°34'35" E, A DISTANCE OF 797.46 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 40, MARKED BY A 1" PIPE;
 THENCE, COINCIDING SAID SOUTHERLY RIGHT OF WAY, N 58°48'45" E, A DISTANCE OF 456.30 FEET TO THE POINT OF BEGINNING, CONTAINING 8.9300 ACRES (388,989 SQ. FT.) MORE OR LESS.

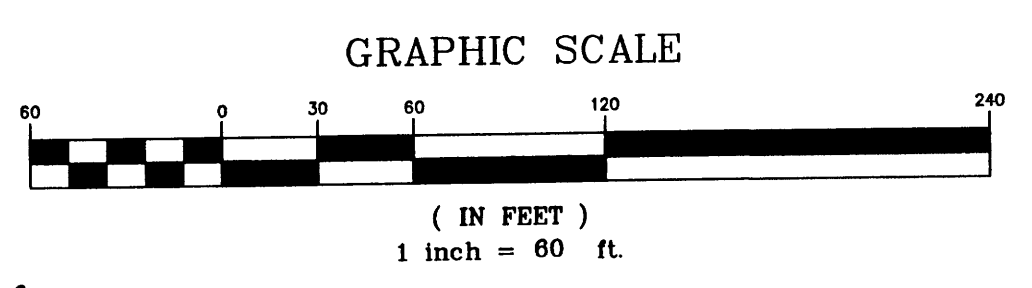


ACS Monument "REWARD"
 NAD 1927 CENTRAL ZONE
 X=350,944.85
 Y=1,487,301.42
 Z=5316.951 (NAVD 1929)
 G-G=0.99967114
 Delta Alpha=-00'17"11"

PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____



ACS Monument "6-J10"
 NAD 1927 CENTRAL ZONE
 X=360,389.13
 Y=1,492,117.53
 Z=5117.133 (NAVD 1929)
 G-G=0.99967760
 Delta Alpha=-00'16"06"



GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.
 BENCHMARK
 ACS MONUMENT "6-J10" HAVING AN ELEVATION OF 5117.133.

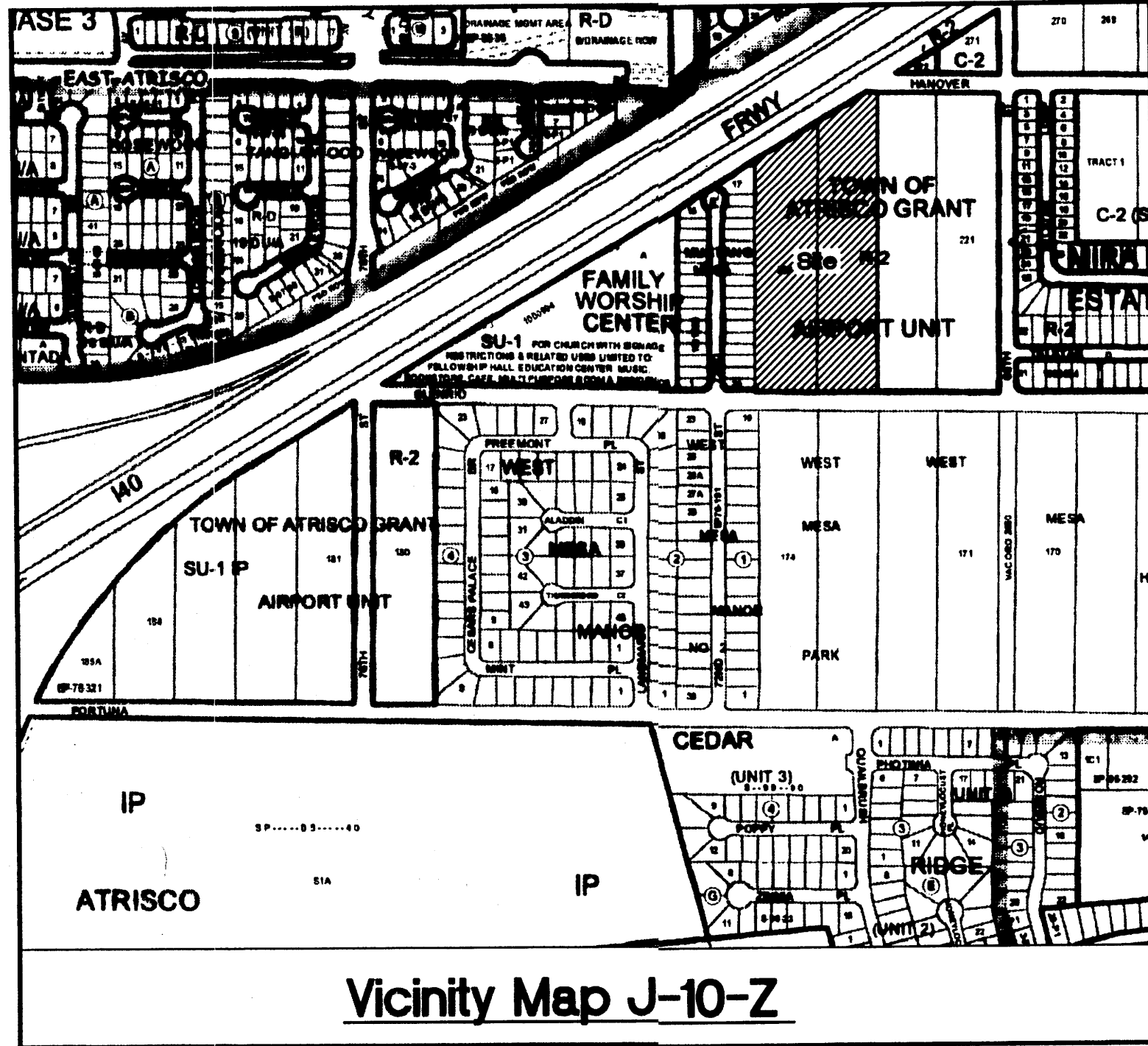
Easement Notes

1. EXISTING EASEMENT ALONG THE EAST FIVE (5) FEET OF THE INSURED PREMISES GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED MAY 12, 1969 AS DOCUMENT NO. 35871 IN BOOK MISC. 137, PAGE 561, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
2. EXISTING EASEMENT 25'X20' HAVING UNRESTRICTED ACCESS TO THE DRAINAGE STRUCTURE LOCATED AT THE NORTHWEST CORNER OF THE TRACT TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT GRANTED BY DOCUMENT RECORDED APRIL 28, 1995 IN BOOK 95-10, PAGE 3313, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND 20 FOOT WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
3. 20 FOOT WATER AND STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
4. 20 FOOT WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Amended Preliminary Plat LAS PLAYAS

(Portions of Tracts 223 and 224, Airport Unit Town of Atrisco Grant)
 within
 Protracted Section 15, Township 10 North, Range 2 East, NMPM
 Town of Atrisco Grant
 City of Albuquerque, Bernalillo County, New Mexico
 November 2006 11/29/06



Vicinity Map J-10-Z

Legal

A CERTAIN TRACT OF LAND COMPRISED OF PORTIONS OF TRACTS 223 AND 224, AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN PLAT BOOK D, PAGE 117 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 40, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE, A TIE TO ACS MONUMENT "6-J10" BEARS, N 79°56'37" W, A DISTANCE OF 224.42 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°24'30" E, A DISTANCE OF 31.81 FEET TO A POINT MARKED BY A NAIL;

THENCE, S 00°33'57" W, A DISTANCE OF 1037.21 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF GLENRIO ROAD, N.W., MARKED BY A REBAR WITH CAP "LS 5126";

THENCE, COINCIDING SAID NORTHERLY RIGHT OF WAY, N 89°29'05" W, A DISTANCE OF 419.96 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL;

THENCE, LEAVING SAID RIGHT OF WAY, N 00°34'35" E, A DISTANCE OF 797.46 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 40, MARKED BY A 1" PIPE;

THENCE, COINCIDING SAID SOUTHERLY RIGHT OF WAY, N 58°48'45" E, A DISTANCE OF 456.30 FEET TO THE POINT OF BEGINNING, CONTAINING 8.9300 ACRES (388,989 SQ. FT.) MORE OR LESS.



ACS Monument "REWARD"
 NAD 1927 CENTRAL ZONE
 X=350,944.85
 Y=1,487,301.42
 Z=5316.951 (NAVD 1929)
 G-G=0.99967114
 Delta Alpha=-00°17'11"

ACS Monument "6-J10"
 NAD 1927 CENTRAL ZONE
 X=360,389.13
 Y=1,492,117.53
 Z=5117.133 (NAVD 1929)
 G-G=0.99967760
 Delta Alpha=-00°16'06"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	150.50'	83.44'	31°45'51"	S 74°41'40" W	82.37'
C2	75.50'	76.74'	58°14'09"	S 29°41'40" W	73.48'

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.81	N 89°24'30" E
L2	12.50	S 89°25'25" E
L3	29.42	S 89°25'25" E

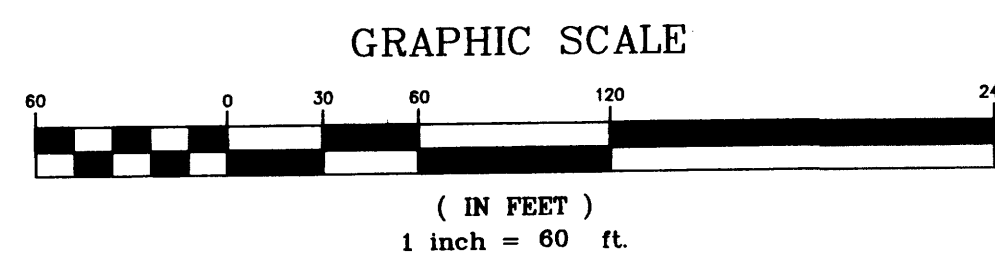
Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO:

- 1.) CREATE 75 NEW LOTS.
- 2.) GRANT NEW UTILITY AND DRAINAGE EASEMENTS.
- 3.) DEDICATE RIGHT OF WAY.
- 4.) ELIMINATE LOTS LINES AS SHOWN.

Notes

1. BASIS OF BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAID 1927).
2. DISTANCES SHOWN HEREON ARE GROUND.
3. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THIS ▲. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
4. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
5. TOTAL NUMBER OF EXISTING LOTS: 2
6. TOTAL NUMBER OF LOTS CREATED: 75
7. TOTAL NUMBER OF TRACTS CREATED: 0
8. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .39
9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J10
10. NO LOT LINES BEING ELIMINATED 1
11. TOTAL AREA 8.9300
12. PROPERTY CORNERS TO BE SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271".
13. THE ZONING FOR THE LOT IS CURRENTLY: R-2
14. ALL SET EXTERIOR PROPERTY CORNERS ARE A BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
15. LOT LINES ELIMINATED BY THIS PLAT SHOWN AS THIS



Benchmark

ACS MONUMENT "6-J10" HAVING AN ELEVATION OF 5117.133.

Easement Notes

1. EXISTING EASEMENT ALONG THE EAST FIVE (5) FEET OF THE INSURED PREMISES GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED MAY 12, 1969 AS DOCUMENT NO. 35871 IN BOOK MISC. 137, PAGE 561, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
2. EXISTING EASEMENT 25'X20' HAVING UNRESTRICTED ACCESS TO THE DRAINAGE STRUCTURE LOCATED AT THE NORTHWEST CORNER OF THE TRACT TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT GRANTED BY DOCUMENT RECORDED APRIL 28, 1995 IN BOOK 95-10, PAGE 333, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND 20 FOOT WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
3. 20 FOOT WATER AND STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
4. 20 FOOT WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

Phil Lindborg
 PHIL LINDBORG, DRAGONFLY DEVELOPMENT, INC. DATE 11/1/06

Glen Haikin
 CITY SURVEYOR, CITY OF ALBUQUERQUE DATE 11/1/06
 GLEN HAIKIN P.S.

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

City Project No.	J-10-Z
Zone Map No.	2
Sheet	2
City Project No.	J-10-Z
Zone Map No.	2
Sheet	2

DESIGN REVIEW COMMITTEE
 CITY ENGINEER APPROVAL
 MO./DAY/YR. _____

LAS PLAYAS SUBDIVISION
GRADING AND DRAINAGE PLAN
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

DESIGNED BY DBT
 DRAWN BY DEM
 CHECKED BY DBT

DATE _____
 DATE _____
 DATE _____

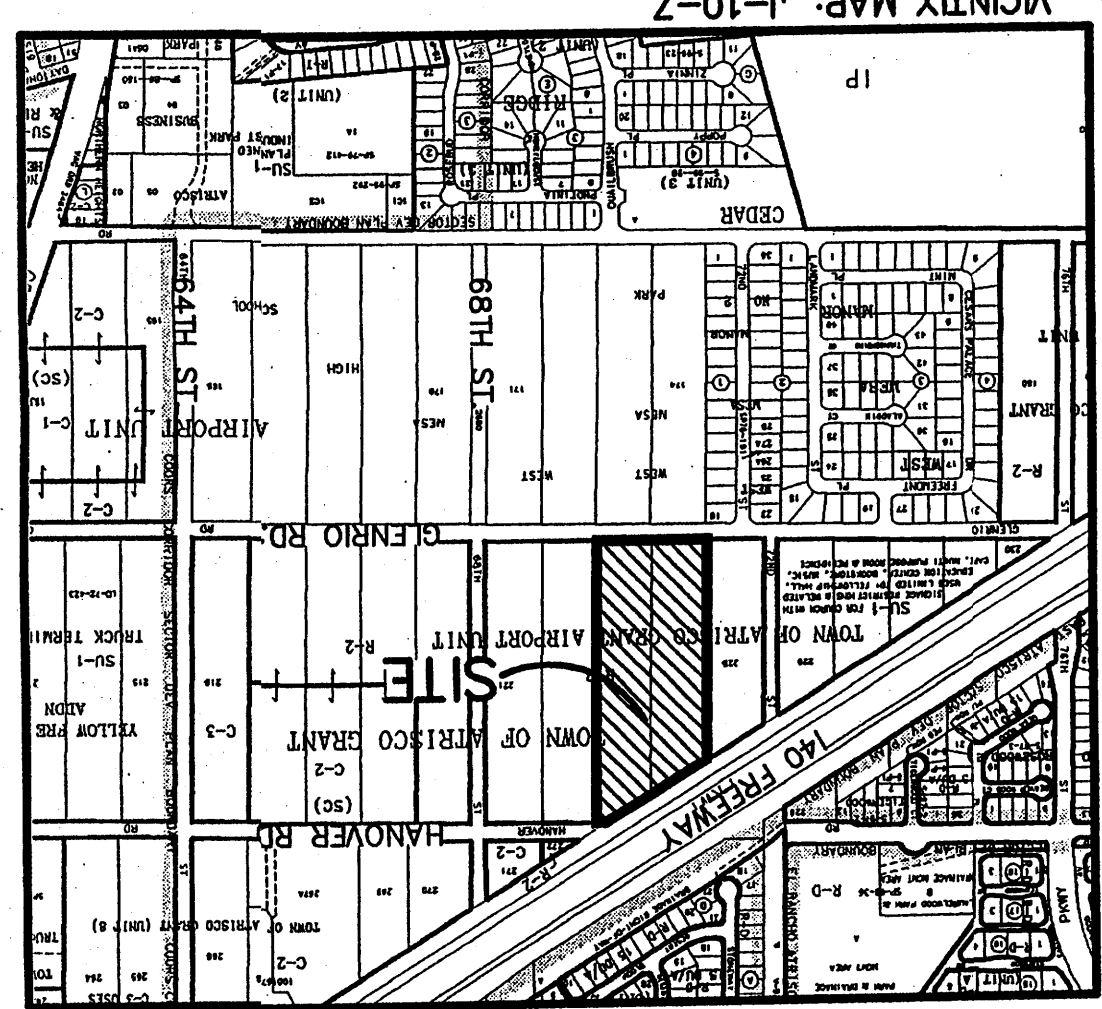
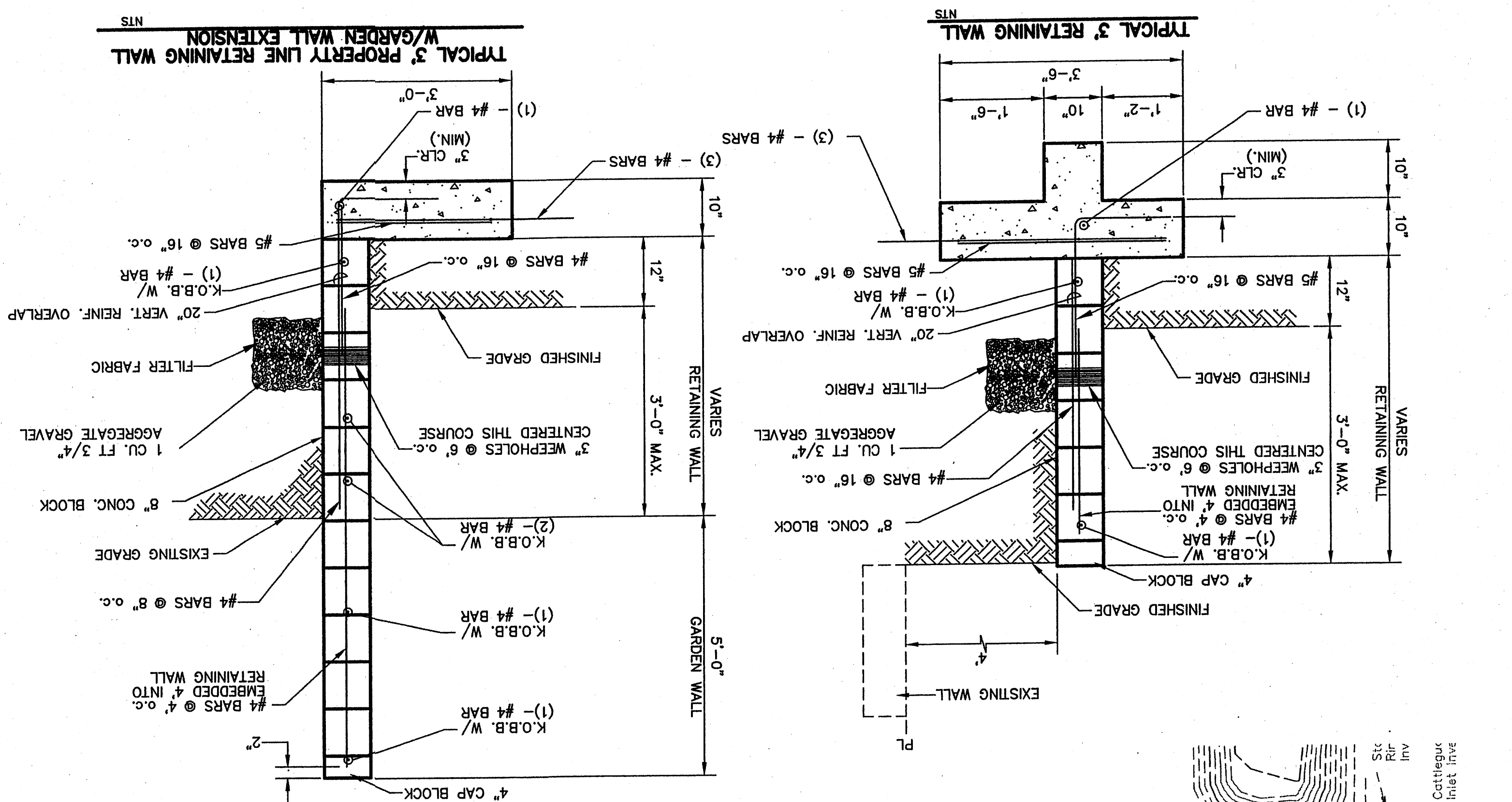
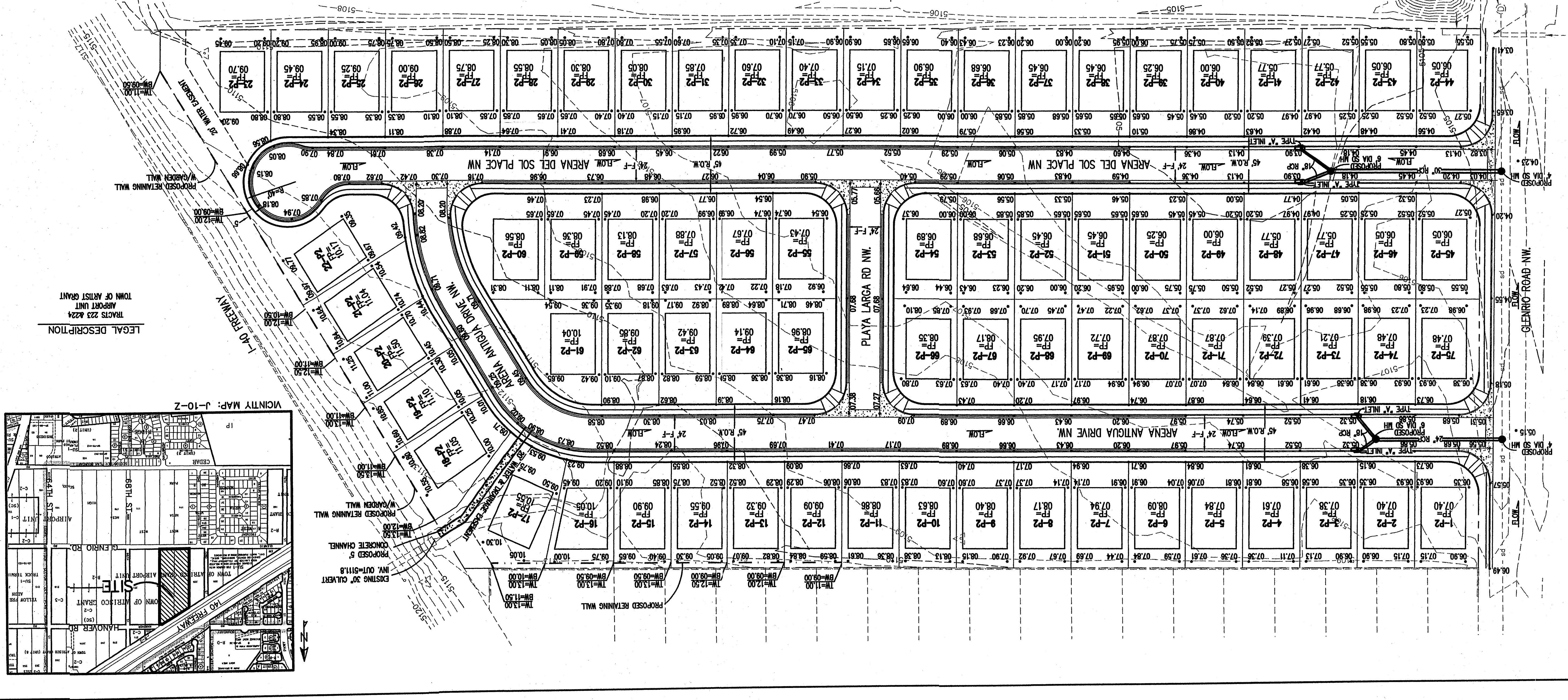
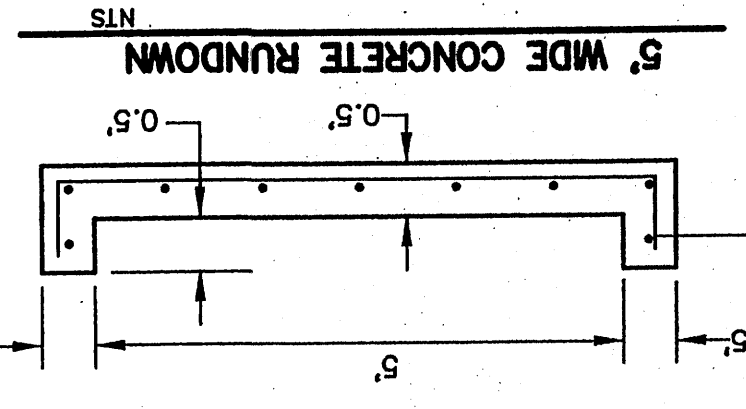
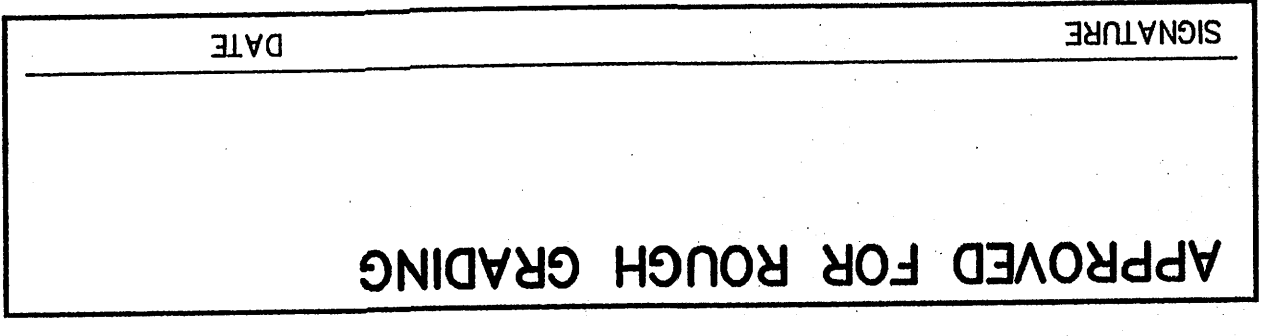
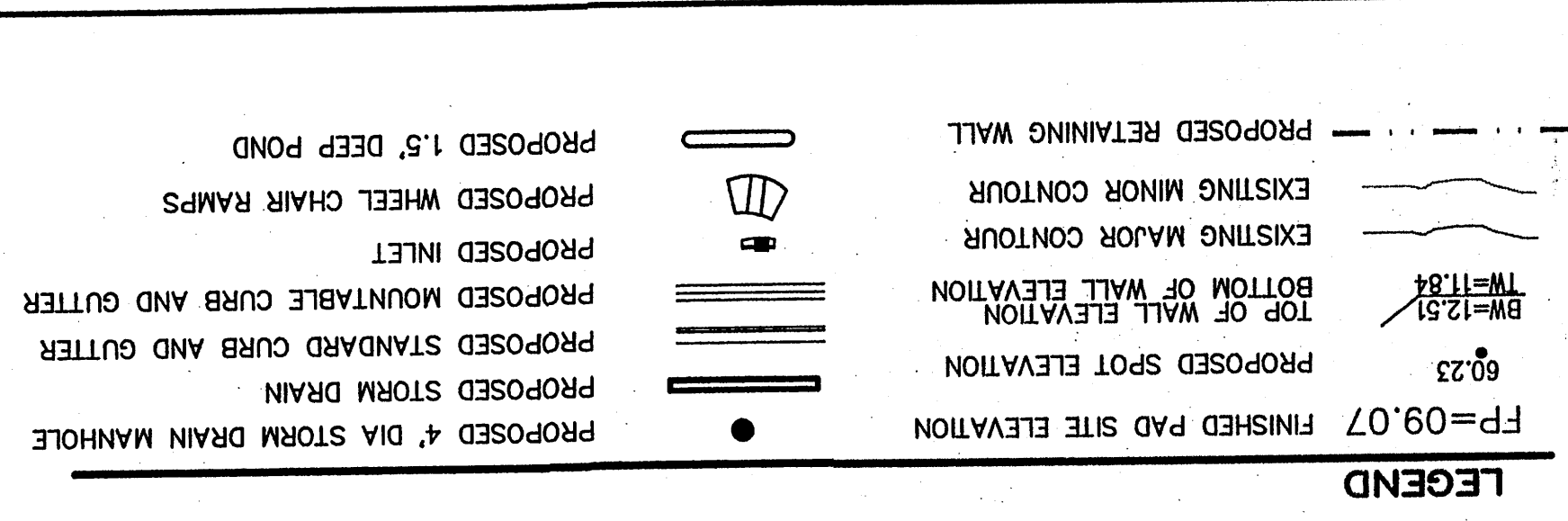
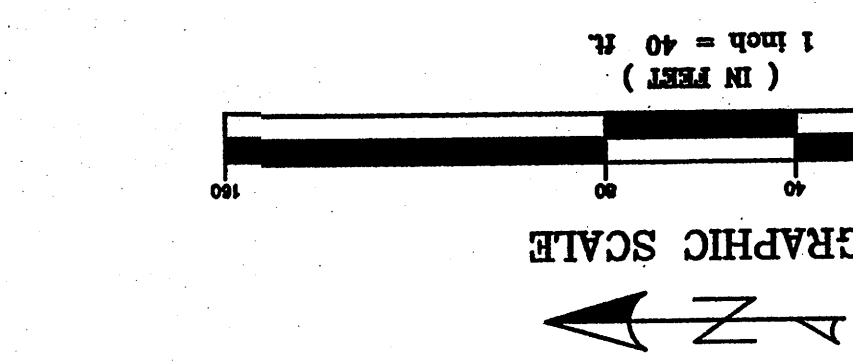
ENGINEER'S SEAL

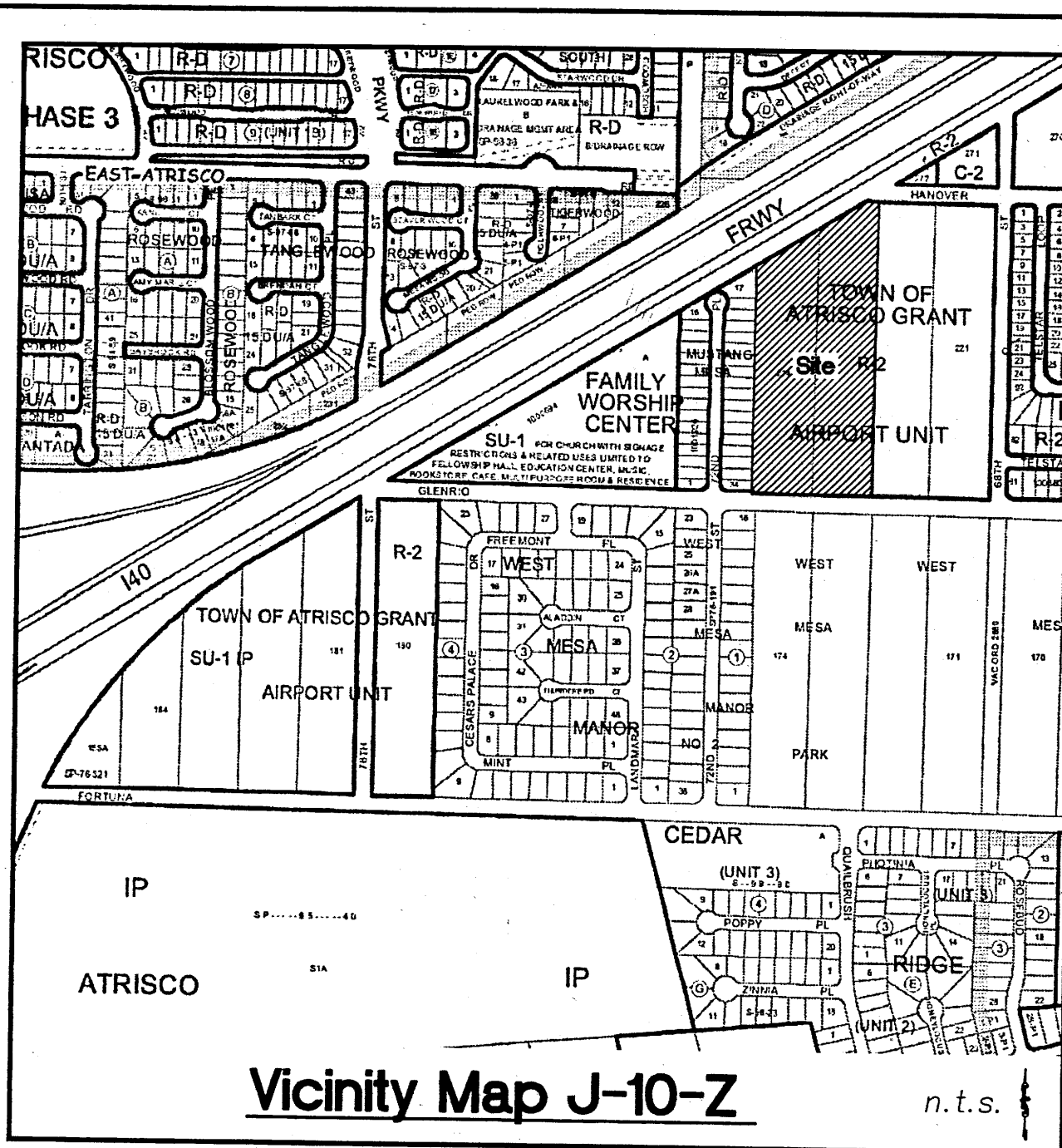
AS BUILT INFORMATION

CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR'S	DATE
APPROVAL BY	DATE
VERIFICATION BY	DATE
DRAWINGS BY	DATE
CONCRETE BY	DATE
RECORDED BY	DATE

AS BUILT INFORMATION

NO.	DATE	REMARKS	BY





Vicinity Map J-10-Z

n. t. s.

Purpose of Plat

1. ELIMINATE LOT LINE AS SHOWN HEREON.
2. CREATE 75 LOTS.
3. DEDICATE PUBLIC RIGHT OF WAY AS SHOWN.
4. GRANT EASEMENTS AS SHOWN.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS, AND GRANT PUBLIC UTILITY EASEMENT SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Phil Lindborg

PHIL LINDBORG, DRAGONFLY DEVELOPMENT, INC.

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 31, 2007
 BY PHIL LINDBORG, DRAGONFLY DEVELOPMENT, INC.

H.E. Veitch

NOTARY PUBLIC

H.E. VEITCH
 NOTARY PUBLIC STATE OF NEW MEXICO
 8-10-07

MY COMMISSION EXPIRES

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-ACS MONUMENT "REWARD" HAVING AN ELEVATION OF 5316.951 (NAVD 29).
4. THE BASIS OF BEARINGS IS N.M.P.S. (NAD 27-GRID) REFERENCING THE ACS MONUMENTS AS SHOWN HEREON.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM.
6. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲ . ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
7. LOT LINES ELIMINATED BY THIS PLAT SHOWN AS THUS.....
8. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED IN BOOK _____, PAGE _____, ON _____.

Legal

A CERTAIN TRACT OF LAND COMPRISED OF PORTIONS OF TRACTS 223 AND 224, AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN PLAT BOOK D, PAGE 117 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 40, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE, A TIE TO ACS MONUMENT "6-J10" BEARS, N 79°56'37" W, A DISTANCE OF 224.42 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°24'30" E, A DISTANCE OF 31.81 FEET TO A POINT MARKED BY A NAIL;

THENCE, S 00°33'57" W, A DISTANCE OF 1037.21 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF GLENRIO ROAD, N.W, MARKED BY A REBAR WITH CAP "LS 5126";

THENCE, COINCIDING SAID NORTHERLY RIGHT OF WAY, N 89°29'05" W, A DISTANCE OF 419.96 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL;

THENCE, LEAVING SAID RIGHT OF WAY, N 00°34'35" E, A DISTANCE OF 797.46 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 40, MARKED BY A 1" PIPE;

THENCE, COINCIDING SAID SOUTHERLY RIGHT OF WAY, N 58°48'45" E, A DISTANCE OF 456.30 FEET TO THE POINT OF BEGINNING, CONTAINING 8.9300 ACRES (388,989 SQ. FT.) MORE OR LESS.

Subdivision Data

GROSS ACREAGE.....	8.9300 ACRES
ZONE ATLAS PAGE NO.....	J-10
NUMBER OF EXISTING LOTS.....	2
NUMBER OF LOTS CREATED.....	75
NUMBER OF LOTS ELIMINATED.....	2
MILES OF FULL WIDTH STREETS.....	.3993
MILES OF HALF WIDTH STREETS.....	0.00
STREET AREA DEDICATED TO THE CITY OF ALBUQUERQUE.....	2,1983
DATE OF SURVEY.....	MARCH 2006
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER.....	2007043379
ZONING.....	R-2

**Plat of
LAS PLAYAS**

(Portions of Tracts 223 and 224,
 Airport Unit Town of Atrisco Grant)

within
Projected Section 15, Township 10 North, Range 2 East, NMPM
Town of Atrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
January 2007

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

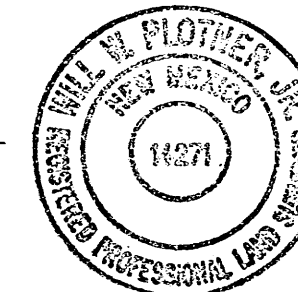
Plat approvals:

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
QWest	_____	Date
Comcast	_____	Date
City approvals:		
<i>Phil Lindborg</i>	_____	2-1-07
City Surveyor	_____	Date
Traffic Engineer	_____	Date
Water Utilities Development	_____	Date
Parks and Recreation Department	_____	Date
AMAFCFA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date
	_____	Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS LISTED IN THE TITLE COMMITMENTS PREPARED BY RIO GRANDE TITLE DATED SEPTEMBER 7, 2005 (FILE NUMBER 02506861) AND SEPTEMBER 2, 2005 (FILE NUMBER 02506860) AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 1/31/07
 WILL PLOTNER JR.
 N.M.P.S. No. 14271



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Legend

- FOUND AS INDICATED
- SET BATHEY MARKER LS#14271

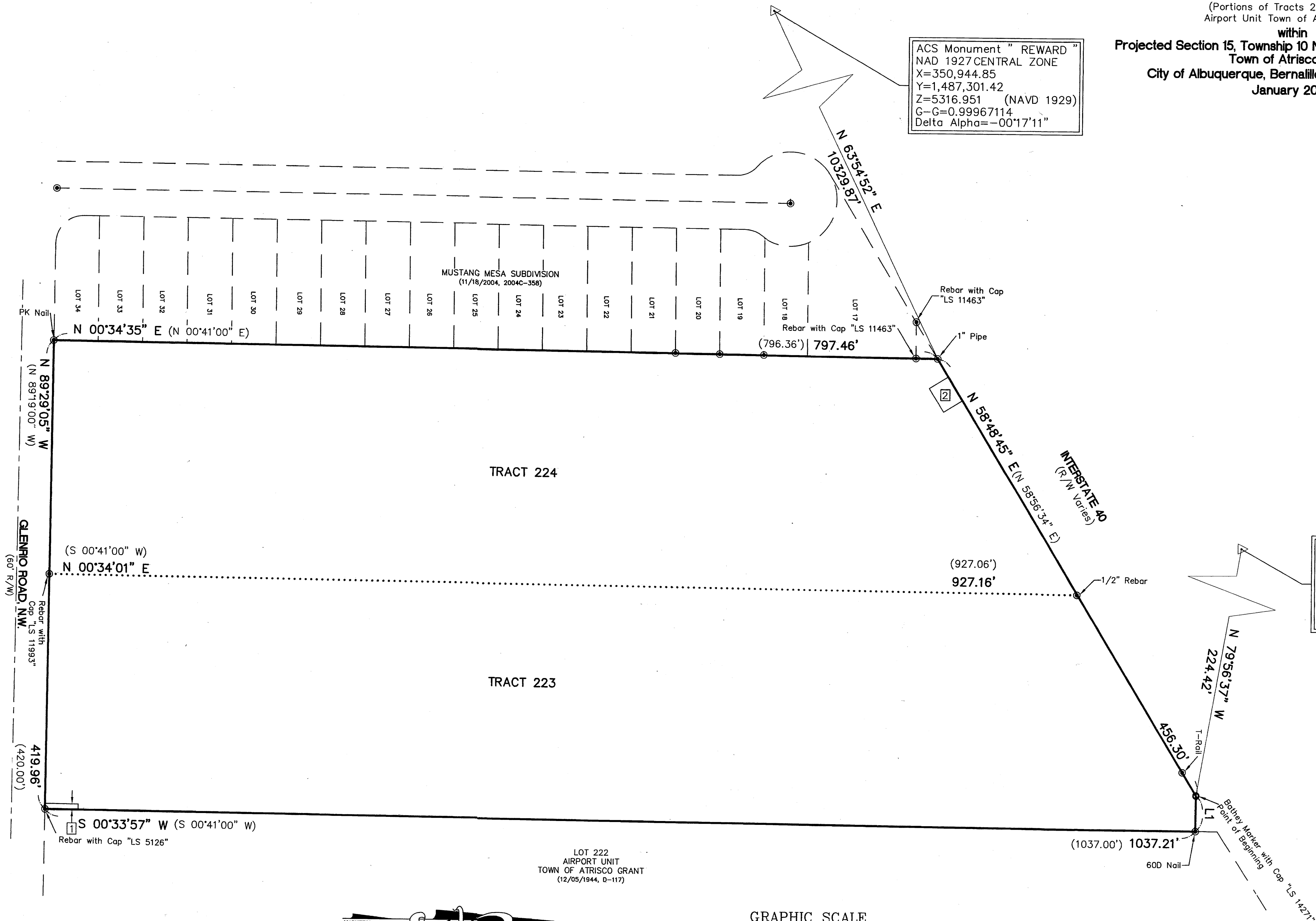
**Plat of
LAS PLAYAS**

(Portions of Tracts 223 and 224,
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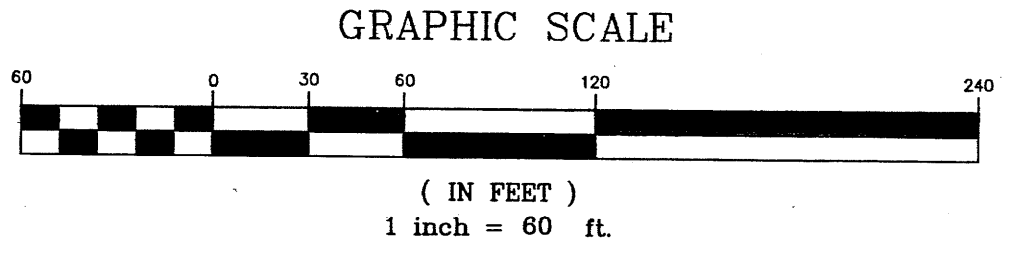
within
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January 2007

ACS Monument "REWARD"
NAD 1927 CENTRAL ZONE
X=350,944.85
Y=1,487,301.42
Z=5316.951 (NAVD 1929)
G-G=0.99967114
Delta Alpha=-00'17'11"

ACS Monument "6-J10"
NAD 1927 CENTRAL ZONE
X=360,389.13
Y=1,492,117.53
Z=5117.133 (NAVD 1929)
G-G=0.99967760
Delta Alpha=-00'16'06"



LOT 222
AIRPORT UNIT
TOWN OF ATRISCO GRANT
(12/05/1944, D-117)



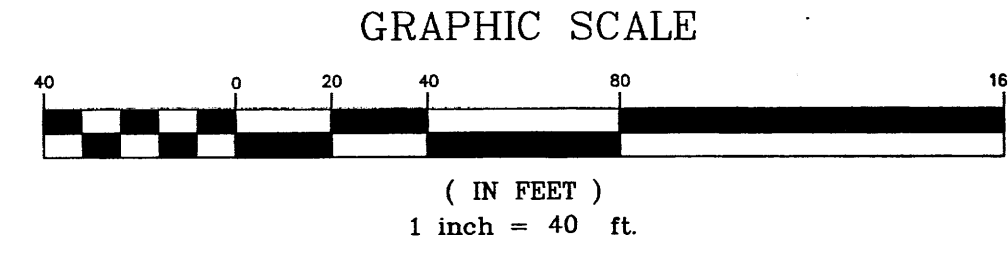
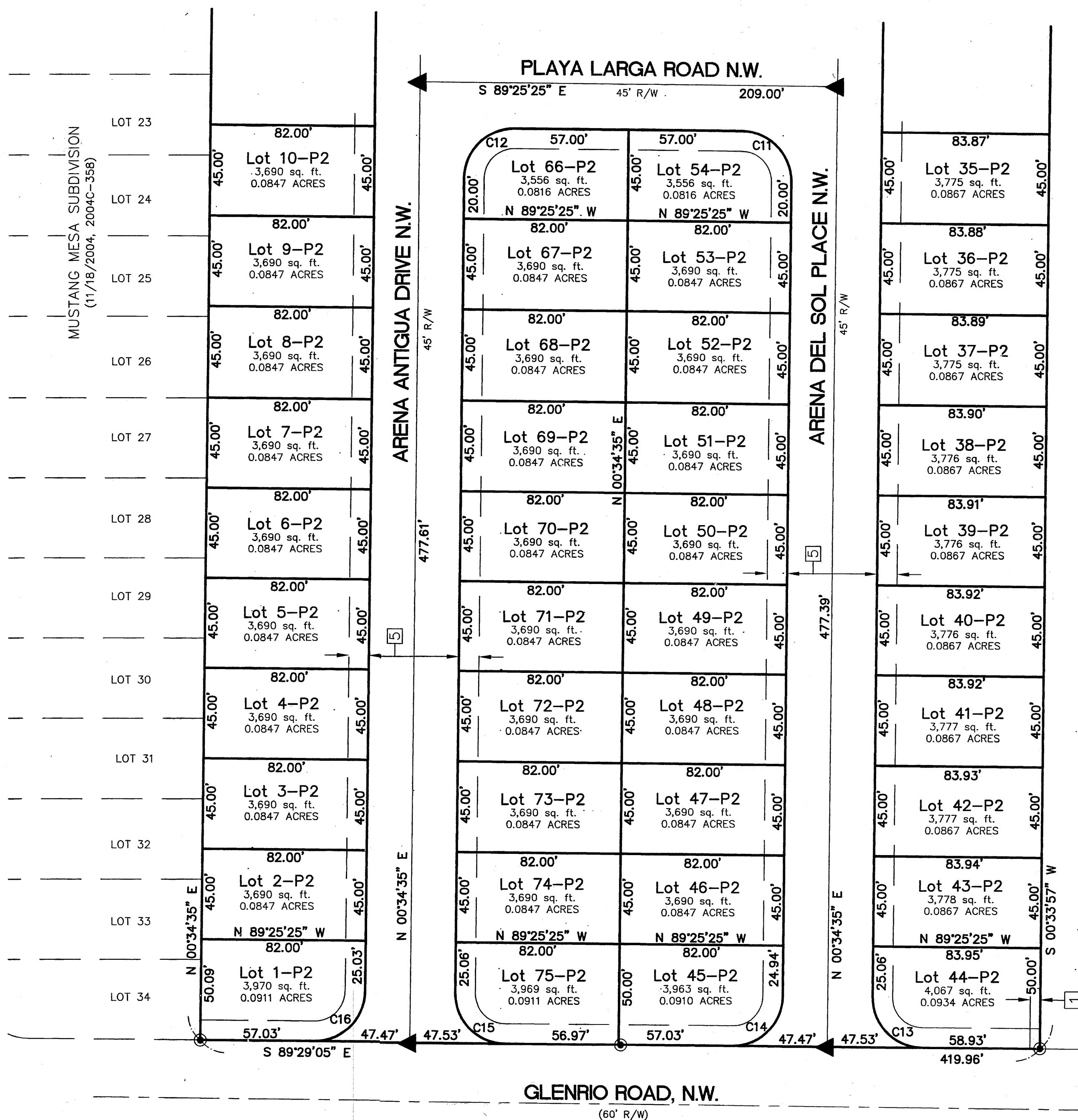
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SEE SHEET 4 OF 5

Plat of LAS PLAYAS

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within
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January 2007



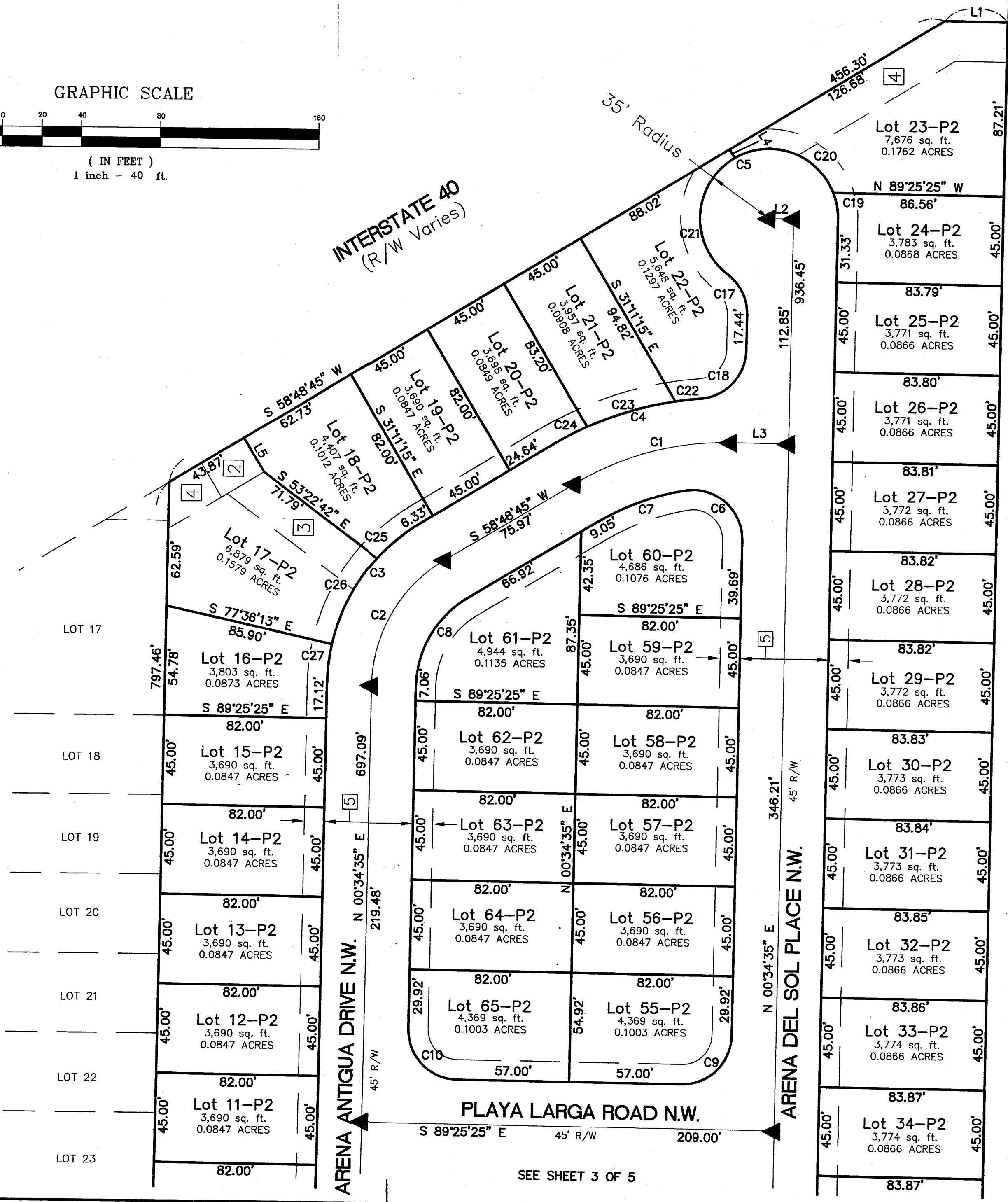
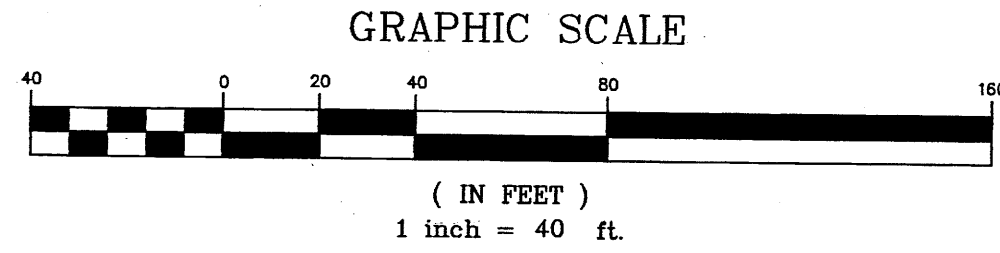
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January 2007



SEE SHEET 3 OF 5

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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	150.50'	83.44'	31°45'51"	S 74°41'40" W	82.37'
C2	75.50'	76.74'	58°14'09"	S 29°41'40" W	73.48'
C3	98.00'	99.61'	58°14'09"	S 29°41'40" W	95.38'
C4	173.00'	80.09'	26°31'33"	S 72°04'31" W	79.38'
C5	35.00'	143.13'	234°18'53"	S 63°25'09" W	62.28'
C6	25.00'	43.68'	100°06'29"	N 49°28'39" W	38.33'
C7	128.00'	48.38'	21°39'22"	S 69°38'26" W	48.09'
C8	53.00'	53.87'	58°14'09"	S 29°41'40" W	51.58'
C9	25.00'	39.27'	90°00'00"	N 45°34'35" E	35.36'
C10	25.00'	39.27'	90°00'00"	S 44°25'25" E	35.36'
C11	25.00'	39.27'	90°00'00"	N 44°25'25" W	35.36'
C12	25.00'	39.27'	90°00'00"	S 45°34'35" W	35.36'
C13	25.00'	39.30'	90°03'40"	S 44°27'15" E	35.37'
C14	25.00'	39.24'	89°56'20"	N 45°32'45" E	35.34'
C15	25.00'	39.30'	90°03'40"	S 44°27'15" E	35.37'
C16	25.00'	39.24'	89°56'20"	N 45°32'45" E	35.34'
C17	25.00'	23.70'	54°18'53"	N 26°34'51" W	22.82'
C18	25.00'	36.98'	84°45'42"	N 42°57'26" E	33.70'
C19	35.00'	14.04'	22°59'10"	N 10°55'00" W	13.95'
C20	35.00'	59.98'	98°11'25"	N 71°30'17" W	52.91'
C21	35.00'	69.11'	113°08'18"	S 02°49'52" W	58.42'
C22	173.00'	13.07'	4°19'46"	S 83°10'24" W	13.07'
C23	173.00'	46.62'	15°26'20"	S 73°17'21" W	46.48'
C24	173.00'	20.40'	6°45'27"	S 62°11'28" W	20.39'
C25	98.00'	29.73'	17°23'01"	S 50°07'14" W	29.62'
C26	98.00'	49.66'	29°01'57"	S 26°54'46" W	49.13'
C27	98.00'	20.22'	11°49'12"	S 06°29'11" W	20.18'

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.81	S 89°24'30" E
L2	12.50	S 89°25'25" E
L3	29.42	S 89°25'25" E
L4	5.00	S 31°11'15" E
L5	20.00	N 31°11'15" W

Easement Notes

- 1 EXISTING EASEMENT ALONG THE EAST-FIVE (5) FEET OF THE INSURED PREMISES GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED MAY 12, 1969 AS DOCUMENT NO. 35871 IN BOOK MISC. 137, PAGE 561, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 2 EXISTING EASEMENT 25'X20' HAVING UNRESTRICTED ACCESS TO THE DRAINAGE STRUCTURE LOCATED AT THE NORTHWEST CORNER OF THE TRACT TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT GRANTED BY DOCUMENT RECORDED APRIL 28, 1995 IN BOOK 95-10, PAGE 3313, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AND 20 FOOT WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 3 20 FOOT WATER AND STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 4 20 FOOT WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

Public Utility Easements:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF :

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

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